

PLANNING & ROAD TRAFFIC COMMITTEE

SAFFRON WALDEN TOWN COUNCIL

MINUTES of the PLANNING & ROAD TRAFFIC COMMITTEE held via ZOOM on **THURSDAY 13th August 2020 at 7.30pm**

Councillors: Asker (from Min Ref P & RT 250-W), Freeman, Gadd, Hawke-Smith, McLellan, Porch (Chair), Roberts

Officers: Lisa Courtney, Town Clerk

Members of the public: Mr David Corke, representative from the Organic Countryside CiC, Louise Dunderdale from The Reporter newspaper

<p>P & RT 240-19</p>	<p>Apologies for absence</p> <p>Apologies were received and accepted from Cllrs Asker (for late arrival) and De Vries</p>
<p>P & RT 241-19</p>	<p>Declarations of Interest</p> <p>Cllr Freeman declared a general non-pecuniary interest as member of Uttlesford District Council.</p> <p>Cllr Hawke-Smith declared a personal interest in Min Ref P & RT 256-19 as a member of Organic Countryside CiC and did not participate in the voting on this matter</p> <p>Cllrs Gadd, McLellan and Roberts declared personal interests in Min Ref P & RT 256-19 as members of Essex Wildlife Trust and did not participate in the voting on this matter</p> <p>Cllr Porch declared a pecuniary interest in Min Ref P & RT 250-19 T as the owner of the property and left the meeting during discussion and determination of this matter</p> <p>Cllr Gadd declared a personal interest in Min Ref P & RT 250-19 N, R, S, X as the applicants are known to him and he did not participate in the discussion or determination of these matters</p> <p>Cllr McLellan declared a personal interest in Min Ref P & RT 250-19 X as the applicant is known to him and he did not participate in the discussion or determination of this matter</p>
<p>P & RT 242-19</p>	<p>Public speaking time</p> <p>The Committee agreed that Mr Corke would be allowed to speak during consideration of Min Ref P & RT 256-19</p>
<p>P & RT 243-19</p>	<p>Minutes of Previous Meeting</p> <p>The minutes of the previous meeting were accepted as a true and accurate record of the meeting and signed by the Chair.</p>

Signed as a true and accurate record

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HIGHWAYS	
P & RT 244-19	<p>Consideration of mandating subscription to the DBS update service for Hackney Carriage and Private Hire Drivers</p> <p>Committee noted the consultation, supporting the principle of the mandatory subscription</p>
P & RT 245-19	<p>Road Closures</p> <p>Details as per the agenda were noted, with particular regards to the build-out in East Street which was a long overdue commitment of the S106 agreement relating to the nearby new housing development (former police station); it was noted that Essex County Council had taken an inordinate amount of time to confirm design details with the developer.</p>
P & RT 246-19	<p>Limefield Pit</p> <p>Mr David Corke, representative from the Organic Countryside CiC, was present and spoke further to the application proposed by them for the transfer of the land from Essex Wildlife Trust to Organic Countryside CiC. It was noted the land had fallen into a bad condition and the Organic Countryside would look to “manage” the site and retain it as a nature reserve. The group may look to open the site at weekends to the public but only as managed visits, noting the need to retain the beauty of the area in its current form and to ensure compliance with the organisation’s public liability insurance. Cllr McLellan noted initial concerns raised by local residents to the facility having public access and these were considered by Mr Corke.</p> <p>It was noted that the present owners, Essex Wildlife Trust, have healthy bank balances and that they should perhaps invest in the land, restoring it to a more acceptable condition than present, prior to any transfer.</p> <p>Mr Corke requested the Town Council to consider support of the principle of the land being transferred to the Organic Countryside CiC from Essex Wildlife Trust. Cllrs Gadd, Hawke-Smith, McLellan and Roberts refrained from voting (having declared personal interests); consideration of this matter therefore deferred until the arrival of Cllr Asker to the meeting to ensure the Committee remained quorate.</p> <p>Mr Corke was thanked for his informative update on the proposals, Cllr Hawke-Smith agreed to inform Mr Corke further on the final deliberations of the Committee.</p>
PLANNING APPLICATIONS	
P & RT 250-19	<p>Committee considered and commented upon the following Planning Applications:</p>
A	<p>UTT/20/1171/LB Strip and line the roof over modern rear extension. Replace roof using Welsh slates 59 High Street Saffron Walden</p> <p>Resolved: No objections, subject to the application complying with listed building consent</p>

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B	<p>UTT/20/1172/LB Reduction in chimney height 59 High Street Saffron Walden</p> <p>Resolved: No objections, subject to the application complying with listed building consent</p>
C	<p>UTT/20/1747/HHF Replace existing flat roof to garage and porch with tiled pitched roof 8 Mannings Close Saffron Walden Essex CB11 4BD</p> <p>Resolved: No objections</p>
D	<p>UTT/20/1774/NMA Non material amendment to UTT/14/2600/FUL - All three proposed flats are to remain as two bedroom flats, no extension to the South Elevation, minor fenestration revisions. 19- 21 Ashcroft Court Church Street Saffron Walden Essex CB10 1JW</p> <p>Resolved: No objections</p>
E	<p>UTT/20/1723/HHF Single storey rear extension with flat green roof, conversion of existing store/garage into habitable accommodation with additional first floor extension above garage 29 Linton Close Saffron Walden CB11 3BU</p> <p>Resolved: No objections but to raise a query with UDC regarding a potential increase in vehicles which would create additional parking needs which were did not appear to be catered for in the application.</p>
F	<p>UTT/20/1712/HHF Single storey rear extension 28 Summerhill Road Saffron Walden CB11 4AJ</p> <p>Resolved: No objections</p>
G	<p>UTT/20/1711/HHF Single storey front extension Rowans Ashdon Road Saffron Walden CB10 2AA</p> <p>Resolved: To support the objections as raised by the Conservation Officer</p>
H	<p>UTT/20/1660/HHF Demolition of single storey rear workshop and erection of single storey rear and two storey side extension 35 Whiteshot Way Saffron Walden CB10 2AN</p> <p>Resolved: No objections but to raise a query with UDC regarding a potential increase in vehicles which would create additional parking needs which did not appear to be catered for in the application. To further note the development would sit proud of the existing building line of the area.</p>
I	<p>UTT/20/1484/HHF Erection of single storey rear extension 1 Debden Road Saffron Walden CB11 4AA</p> <p>Resolved: to object to the application, supporting the objections as raised by the neighbours and the Conservation Officer</p>

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J	<p>UTT/20/1485/LB Erection of single storey rear extension 1 Debden Road Saffron Walden CB11 4AA</p> <p>Resolved: to object to the application, supporting the objections as raised by the neighbours and the Conservation Officer</p>
K	<p>UTT/20/1789/HHF Installation of replacement timber windows 2 Johnsons Court Church Street Saffron Walden Essex CB10 1JJ</p> <p>Resolved: No objections</p>
L	<p>UTT/20/1775/HHF Single storey rear extension 14 Clay Pit Piece Saffron Walden CB11 4DR</p> <p>Resolved: No objections</p>
M	<p>UTT/20/1786/DOC Application to discharge condition 2 (internal details) attached to UTT/20/0406/LB 14 London Road Saffron Walden CB11 4ED</p> <p>Resolved: No objections</p>
N	<p>UTT/20/1788/CLE Certificate of lawfulness for the existing use of the stables building as a single dwellinghouse Butlers Farmhouse Butlers Lane Saffron Walden CB10</p> <p>Cllr Gadd abstained from discussion and voting on this application, having declared a personal interest</p> <p>Resolved: No objections</p>
O	<p>UTT/20/1772/HHF Part ground floor, part first floor rear extension. 84 Little Walden Road Saffron Walden Essex CB10 2DW</p> <p>Resolved: No objections but to raise a query with UDC regarding a potential increase in vehicles which would create additional parking needs which did not appear to be catered for in the application. Alternative parking could only be provided for on Little Walden Road which is already congested with parked cars.</p>
P	<p>UTT/20/1848/CLP Installation of timber framed/cladded single storey garage at rear of property Park Farm Cottage Little Walden Road Saffron Walden Essex CB10 1XB</p> <p>Resolved: No objections</p>
Q	<p>UTT/20/1846/FUL Change of use from class A1 (retail) to mixed use A1 (retail) and B1(a) offices 26-28 Ground Floor Church Street Saffron Walden CB10 1JQ</p> <p>Resolved: No objections</p>

R & S	<p>UTT/20/1799/HHF Two storey rear and single storey rear and side extensions and alterations. 8 Little Larchmount Saffron Walden CB11 4EF</p> <p>Cllr Gadd abstained from discussion and voting, having declared a personal interest</p> <p>Resolved: No objections but Committee wishes to acknowledge the complaint from the neighbour and observes there should be no loss of amenity to nature as a result of any development</p>
	<p>Cllr Porch declared a pecuniary interest in the following application being the owner of the property. He left the meeting and Cllr Gadd took the Chair.</p>
T	<p>UTT/20/1890/LB External cleaning, decorations, window repairs and general refurbishment The Spike Radwinter Road</p> <p>Resolved: No objections</p>
	<p>Cllr Porch returned to Chair the meeting</p>
U	<p>UTT/20/1945/HHF Proposed single storey front extension. 12 Usterdale Road Saffron Walden</p> <p>Resolved: No objections</p>
V	<p>UTT/20/1908/HHF Proposed new access and fencing. Dewings 45 Newport Road</p> <p>Resolved: No objections but to note that the hedge should not be removed as part of the development</p>
	<p>Cllr Asker arrived at the meeting, providing apologies for late arrival</p>
W	<p>UTT/20/1925/HHF Proposed single storey rear extension, larger replacement windows to the ground floor front elevation, conversion of garage for habitable use. The Folly, Abbey Lane.</p> <p>Resolved: No objections</p>
X	<p>UTT/20/1825/HHF Demolition of existing garage and erection of a proposed replacement garage 22 Mandeville Road Saffron Walden</p> <p>Cllrs Gadd and McLellan abstained from discussion and voting on this application, having declared a personal interest</p> <p>Resolved: No objections but to request UDC to add a planning condition (should the application be granted) to prevent the new garage being converted into or used as a residential dwelling at a later date.</p>
Y	<p>UTT/20/1897/FUL Demolition of existing single storey flat roofed garage, and erection of a two-storey, two-bedroom dwelling. 42 Fairycroft Road Saffron Walden</p>

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	<p>Resolved: To object to the application as it does not comply with local parking guidelines. The development will result in a loss of parking provision and will additionally create a further demand for parking. To further object on the grounds of overdevelopment in the area.</p>
P & RT 251-19	<p>Limefield Pit</p> <p>With the arrival of Cllr Asker to the meeting, voting would now be quorate. It was</p> <p>Resolved: to support the principle of the land transfer from Essex Wildlife Trust to the Organic Countryside CiC</p> <p>Cllrs Gadd, Hawke-Smith, McLellan and Roberts abstained from voting having declared personal interests</p>
P & RT 252-19	<p>Update on ongoing significant applications</p> <p>Committee noted that discussions were ongoing regarding parking requirements at the PrintPak site.</p>
P & RT 253-19	<p>Urgent Information Items</p> <p>Cllr Gadd noted that the Committee name should be changed from Planning and Road Traffic to Planning and Transport, to embrace all modes of transport in and round the town. This matter to be considered at the next Full Council meeting</p> <p>Cllr McLellan noted the website needed updating regarding Committee membership</p>
P & RT 254-19	<p>Date and time of Next Meeting</p> <p>Thursday 27th August July 2020, by ZOOM at 7.30pm</p>

The Chairman closed the meeting at 8.52pm